

PLANNING & ZONING COMMISSION

February 3, 2012

TO: Vern E. Carlson, Chairman
Douglas E. Roberts, Vice Chairman
Curtis D. Andrews, Sr., Secretary
James J. Giulietti
Theresa Ranciato-Viele

Edward M. Homa, Alternate
Richard E. Wilson, Alternate

REMINDER

There will be a meeting of the Planning & Zoning Commission on Monday, February 6, 2012, at the **North Haven Memorial Library, 17 Elm Street in the Community Room**, at 7:00 p.m., to consider the following applications:

PUBLIC HEARINGS:

1. #P11-31 Continuation of the Resubdivision Application of Bernard Pellegrino, Applicant, Claudio & Emilio Arduini and Lorenzo & Luciano Coletta, Owners, for 6 (six) lots relative to 19 & 51 Patten Road, (Map 56, Lots 20 & 21). Plan Entitled: Property Topographic Survey, Property of Claudio & Emilio Arduini and Lorenzo & Luciano Coletta, 19 & 51 Patten Road – North Haven, Connecticut. Prepared by Godfrey Hoffman Associates, LLC. Dated 12-21-10, rev. 09/14/11. Scale 1" = 50'. R-40 Zoning District.
2. #P11-33S Continuation of the Special Permit Application (as authorized by Section 3.1.1.2) of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Quinnipiac University, North Haven Campus, North Haven, Connecticut – Health Professions Center. Prepared by Nathan L. Jacobson & Associates, Inc. Dated October 24, 2011. Scale 1" = 30'. LO Zoning District.
3. #P11-34S Special Permit Application (as authorized by Section 4.4.1.38) of ARC of Meriden-Wallingford, Inc., Applicant, Lawrence M. Biller, Associates, Owner, relative to 154 State Street (Map 58, Lot 101). Plan Entitled: Site Plan & Coastal Area Management Plan, Proposed Office Building, State Street, North Haven, Connecticut. Prepared by Cascio, Bechir & Associates, Inc., Dated 7/22/85. Scale 1" = 20'. CB-40 Zoning District.

4. #P11-35S Special Permit Location/Certificate of Location (as authorized by Section 8.10.1), of Samuel E. Gardner, Architect, Applicant, Broadway Medical Assoc., Inc., Owner, relative to 2 Broadway, (Map 67, Lot 19). Plan Entitled: Bellini's Italian Cuizine & Pizza Restaurant, 2 Broadway Plaza, North Haven, CT. Prepared by Gregg Wies & Gardner Architects. Dated July 5, 2011, rev. November 8, 2011. No Scale. CA-20 Zoning District.
5. #P12-02 Subdivision Application of William Leonardo, Applicant, Leonardo Industrial Properties, L.P., Owner, for 2 (two) lots, relative to 88 Leonardo Drive, (Map 52, Lot 2). Plan Entitled: Resubdivision Map, Leonardo Industrial Properties Limited Partnership, 88 Leonardo Drive, North Haven, Connecticut. Prepared by Lindquist Surveying LLC. Dated December 20, 2011. IL-80 Zoning District .

SITE PLANS:

6. #P11-33 Continuation of the Site Plan Permit Application of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Quinnipiac University, North Haven Campus, North Haven, Connecticut – Health Professions Center. Prepared by Nathan L. Jacobson & Associates, Inc. Dated October 24, 2011. Scale 1" = 30'. LO Zoning District.
7. #P11-34 Site Plan Application of ARC of Meriden-Wallingford, Inc., Applicant, Lawrence M. Biller, Associates, Owner, relative To 154 State Street, (Map 58, Lot 101). Plan Entitled: Proposed Office Building, State Street, North Haven, Connecticut. Prepared by Cascio, Bechir & Associates, Inc., Dated 7/22/85. Scale 1" = 20'. CB-40 Zoning District.
8. #P12-01 Site Plan Application of Gas Development North Haven, LLC, Applicant, Ryley Properties, LLC, Owner, relative to 38 Broadway, (Map 66. Lot 96). Plan Entitled: Proposed Fueling Facility, 38 Broadway, Town of North Haven, CT. Prepared by Langen Engineering & Environmental Services, , Dated 12/08/11. Scale 1" = 20'. CA-20 Zoning District.

OTHER - 1405 & 1415 Hartford Turnpike, #P11-22 – Proposed Modification

CEASE & DESIST ORDERS:

- 500 Middletown Avenue
- 59 Bailey Road
- 1199 Mt. Carmel Avenue
- 1 Kent Drive
- 151 Blue Hills Road
- Lot 12, Maplecrest Estates, 141 Blue Hills Road

DELIBERATION SESSION: #P11-31, 19 & 51 Patten Road
#P11-33S, 370 Bassett Road
#P11-34S, 154 State Street
#P11-35S, 2 Broadway
#P12-02, 88 Leonardo Drive
#P11-33, 370 Bassett Road
#P11-34, 154 State Street
#P12-01, 38 Broadway

INFORMAL PRESENTATION: None

EXTENSIONS: None

BONDS: - #B93-6, 555 Universal Drive
#B2002-18, 555 Universal Drive
#P03-85, 555 Universal Drive

CHANGE OF USE: - None

CORRESPONDENCE: - DEEP Letter
- Letter dated February 2, 2012, Proposed Student Housing Ordinance
- Hamden Zoning Notification
- New Haven Zoning Notification
- Town of Hamden Student Housing Permits
- ZEO Report

MINUTES: - January 9, 2012

ADJOURN: